

Historic Preservation Commission
Township of Readington
Monthly Meeting Minutes
June 10, 2014

- **Call to Order**

Chairperson Pat Fisher-Olsen called the meeting to order at 7:35 pm. She announced that all laws governing the Open Public Meetings Act have been met and that this meeting had been duly advertised.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Erin Brennan, Herb Fischer, Jim Horvath, Township Committee Liaison Betty Ann Fort

Absent: Chuck Waters, Jim Carden

- **Historic Preservation Commission Design Reviews**

- **Three Bridges Historic District**

- **BL 93 L 76**

4 Case Avenue

Three Bridges, NJ

Applicant:

Justin Bentziger

REVIEW: Porch Replacement

The application relates to the replacement of a wooden, flat-roofed front porch that had been severely damaged by squirrels. The replacement will be of a similar design but with an a-frame roof and using Fiberon decking. The Commission reviewed the application and discussed the design with the applicant. Commissioner Horvath asked about the pitch of the roof. Commission Chairperson Fisher-Olsen asked if the newel posts would be substantially identical to the original and contain similar molding near the top of the column. The applicant advised that the columns would be substantially similar.

Motion to approve, subject to there being square newel posts with caps and square balustrade, by Erin Brennan, seconded by Jim Horvath; approved by vote of H. Fischer, J. Horvath, E. Brennan, and P. Fisher-Olsen.

- **Plate 14 – Sites of Historic Interest – Master Plan**

- **BL 4 L 101**

- 217 Halls Mill Road

- Lebanon, NJ

- Applicant: Bill Barr

- Presenter: Brendan Kehoe (Marvin Window representative)

- REVIEW: New Windows

The application relates to the replacement of 21 triple track 1/1 replacement windows on this house dating from the early 1800s. Mr. Kehoe presented the application to replace the windows with one light Marvin Ultimate Insert Double Hung Replacement Windows. The proposed replacement windows are aluminum clad wood. There is no available evidence as to the type of windows (number of lights) original to the house. Commission Chairperson Fisher-Olsen advised that 6/6 would be appropriate to the period, which would increase the price of the windows by approximately 8%.

Motion to approve the replacement of the windows with aluminum clad exterior, wood interior Marvin Ultimate Insert Double Hung Replacement Windows, the preference of the Commission being that the windows be 6/6 lights, by Jim Horvath, seconded by Herb Fischer, approved by vote of H. Fischer, J. Horvath, E. Brennan, and P. Fisher-Olsen.

- **Whitehouse/Mechanicsville Historic District**

- **BL 13 L 18**

- 31 Old Highway 28

- Whitehouse Station, NJ

- Applicant: Sergio Moderner

- REVIEW: Garden Shed

The application relates to the addition of a double-door prefabricated garden shed as part of an extensive landscaping project. The property is non-contributing to the district.

Motion to approve the addition of the shed and proposed plantings as set forth in the application by Herb Fischer, seconded by Jim Horvath, approved by vote of H. Fischer, J. Horvath, E. Brennan, and P. Fisher-Olsen.

- **Minutes**

May 13, 2014: Motion to approve, as amended, by Jim Horvath seconded by Herb Fischer, approved by vote of H. Fischer, J. Horvath, E. Brennan, and P. Fisher-Olsen.

April 8, 2014: Motion to approve by Jim Horvath seconded by Herb Fischer, approved by vote of H. Fischer, J. Horvath, and P. Fisher-Olsen. E. Brennan abstained.

- **Old Business**

County Audit of Historic Districts and Structures: Tabled until next month.

Memorial to Bob Clapp, Charter Member of the Commission. The Commissioners agreed that a memorial stone would be too expensive. Commission Chairperson Fisher-Olsen will ask Diane Clapp her preference.

- **New Business**

Demolition Permit Procedure. The Commissioners discussed the draft of the document entitled "Historic Structures Documentation Requirements for Demolition Permits" The document outlines the process of documenting township historic structures prior to demolition. Commission Chairperson Fisher-Olsen will contact Township Attorney Sharon Dragon for more information on the document.

- **Adjournment**

Jim Horvath made a motion to adjourn the meeting. Herb Fischer seconded the motion. All were in favor. Meeting was adjourned at 8:40 pm.

Minutes recorded and submitted by Erin Brennan.